



FOR SUBLEASE

1310 COLLEGE AVENUE

BOULDER, CO 80302

2,293 SF AVAILABLE

**CONTACT BROKER
FOR PRICING**

PROPERTY HIGHLIGHTS

- Quality freestanding building with four (4) drive-thru lanes and ample parking
- Lease Expiration: 12/30/2026
- Great visibility along College Avenue & 13th Street
- Super Target shadow anchored site
- Hard corner location
- Strong demographics within a 5 miles radius



PROPERTY INFORMATION

ADDRESS 1310 College Avenue,
Boulder, CO 80302

BUILDING SIZE 2,293 SF

LAND AREA 0.24 AC

BUILT 1965 / Renovated 2012

PARKING Metered parking

ASKING RATE Contact broker for pricing

LEASE EXPIRATION 12/30/2027

ZONING BMS-X

Demographics

CoStar, 2023

	2 Miles	5 Miles	10 Miles
POPULATION	57,528	108,756	194,096
AVERAGE HH INCOME	\$94,357	\$112,183	\$125,235
NUMBER OF HOUSEHOLD	4,431	22,161	60,272
DAYTIME POPULATION	1,379	1,125	3,893

Traffic Counts

CoStar, 2023

Intersection	Vehicles Per Day
Broadway Street & College Avenue	22,950 VPD
Broadway Street & 13th Street	26,451 VPD

For more information, please contact:

TYLER BRAY

Director

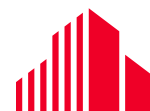
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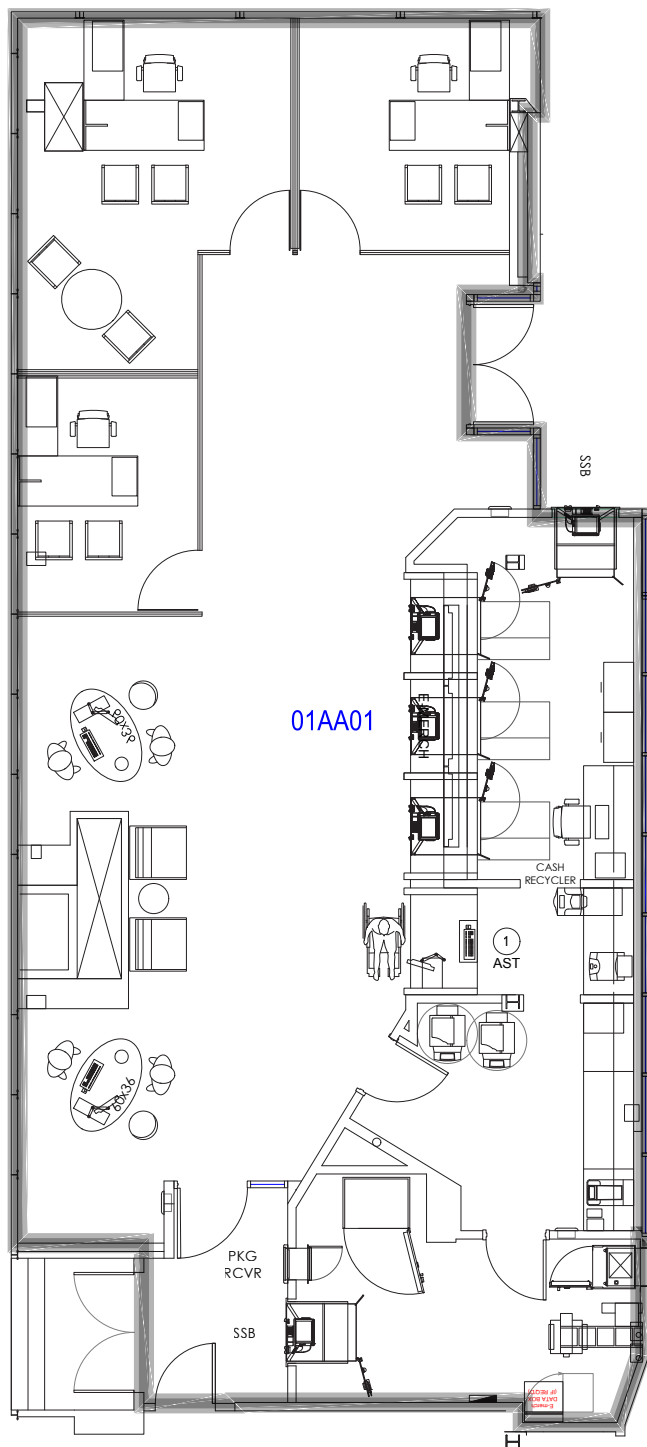
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AVENUE**

BOULDER, CO 80302



**CUSHMAN &
WAKEFIELD**

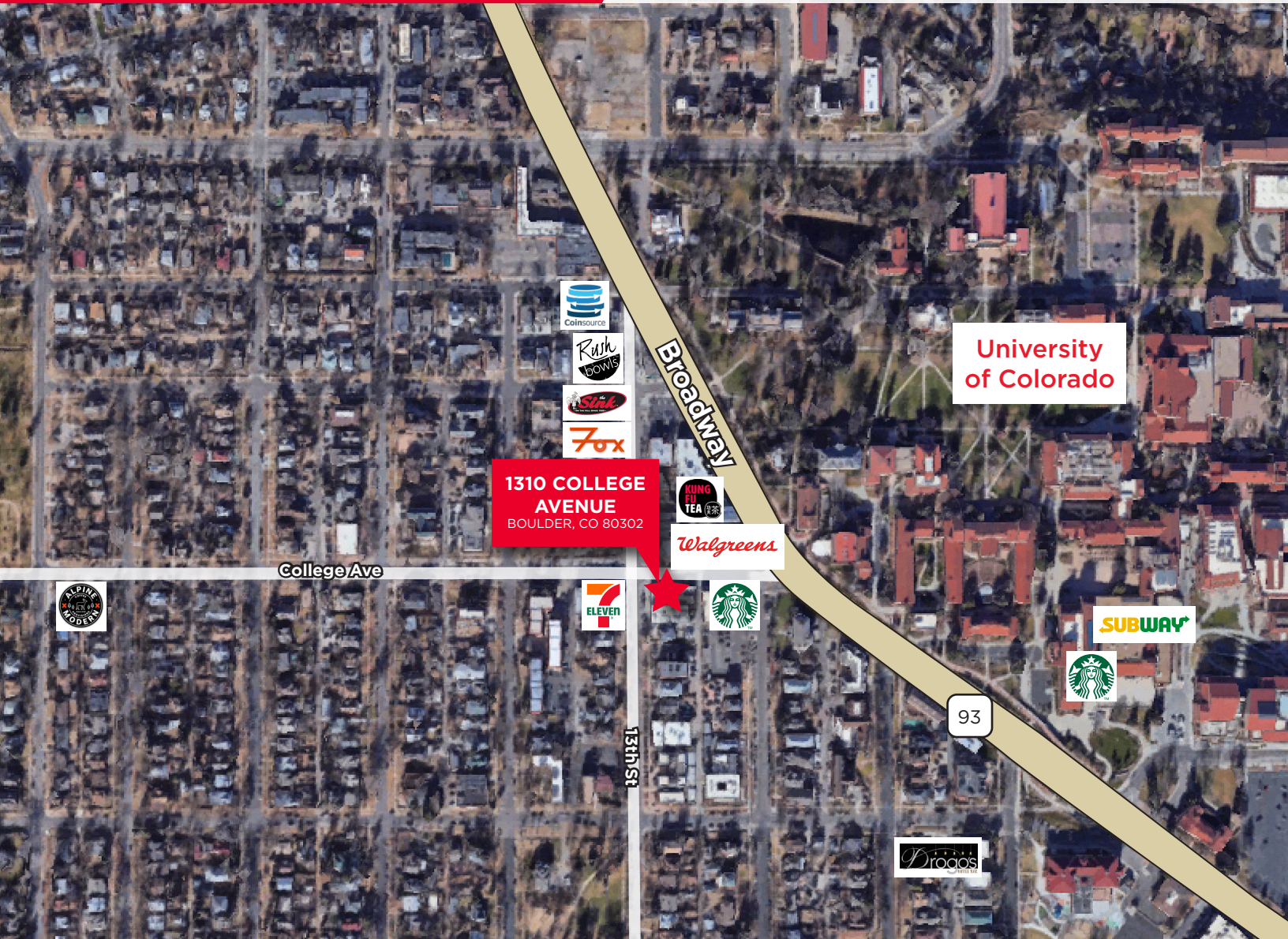
FLOOR PLAN





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